



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP10216103300308S
Certificate Issued Date : 16-Oct-2020 04:27 PM
Account Reference : NEWIMPACC (SV)/ up14071004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407100414181132383459S
Purchased by : SATYA NAND UPADHYAY AND SMITA UPADHYAY
Description of Document : Article 23 Conveyance
Property Description : FLAT NO 002 1st FLOOR WITHOUT ROOF RIGHT OFFICERS CITY
2 BLOCK G RAJNAGAR EXT VILLAGE NOOR NAGAR GZB
Consideration Price (Rs.) :
First Party : VARUN BUILD TECH PVT LTD
Second Party : SATYA NAND UPADHYAY AND SMITA UPADHYAY
Stamp Duty Paid By : SATYA NAND UPADHYAY AND SMITA UPADHYAY
Stamp Duty Amount(Rs.) : 2,40,000
(Two Lakh Forty Thousand only)



Verified By

Pawan Kumar
19 C, Sadar Ind
Ghaziabad

LOCKED BY

S.R.O. Ind
Ghaziabad

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Pawan

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उत्तर प्रदेश UTTAR PRADESH

AH 314869

2

BRIEF PARTICULAR OF SALE-DEED

1. Nature of Property : Residential Flat
2. Ward/Pargana : 0306/Pargana Loni
3. Mohalla/Village : OFFICER'S CITY-2, BLOCK-G Raj Nagar
Extension, situated at Village Noor Nagar, Pargana
Loni, Tehsil & Distt. Ghaziabad (U.P.)
4. Detail of Property : Residential Flat No. 002 on 1st Floor without roof
right, in multi-storied building constructed on Group
Housing Land in Khasra No. 1048, belongs to
Khata No. 00390 and Khasra No. 1049 belongs
to Khata No. 01003, known as
"OFFICER'S CITY-2" BLOCK-G situated
at Rajnagar Extension", in Village Noor Nagar,
Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.)
5. Measurement of Property :
Covered Area : super Area 1325 sq. ft. (123.092 sq. mtr.)
855 sq. ft. (79.429 sq. mtr.)
6. Status of Road : 45 mtr. wide
7. Parking Facilities : One Car Parking
8. Sale consideration : Rs. 30,43,275/-
9. According to Circle rate : Rs. 36,23,000/-
10. Govt. Circle Rate : Rs. 27000/- per Sq. Mtr. 9% increase for all
building facility no
rebate for rain water harvesting And 0% rebate



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11. Floor Location : for 1st floor,
The above said flat is located on 1st Floor as per
approved map of Ghaziabad Development
Authority Ghaziabad (U.P.)

BOUNDARIES OF SAID LAND

EAST:- Road 45 meter wide.

WEST:- Part Land of Khasra No. 1048 & 1049

NORTH:- Part Land of Khasra No. 1048 & 1048

SOUTH:- Part Land of Khasra No. 1048 & 1049

PARTICULARS OF VENDOR:-

M/s VARUN BUILDTECH PVT. LTD., a company incorporated under the provisions of companies act, 1956 having its registered office at B-7, LGF, Ashoka Niketan, Delhi-110092, represented through its Director Sh. NARESH TYAGI S/o Sh. Ilam Singh Tyagi R/o A-22, Parivahan Apartment, Sector 5, Vasundhara, Ghaziabad U.P.), (vide resolution letter dated 01-03-2019 passed by the board of directors of the company) (PANAACCV5725A)

PARTICULARS OF VENDEE:

Mr. SATYANAND UPADHYAY (PANA AFPO8538A) S/o BANSI NARAYAN UPADHYAY AND SMITA UPADHYAY (PANA HGPU2303M) W/o Shri SATYANAND UPADHYAY R/o Post DUDHI VILLAGE DUMARDIHA DUMARDIHA DUDHI SONBHADRA, U.P.

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उत्तर प्रदेश UTTAR PRADESH

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4

SALE DEED FOR Rs. 30,43,275/-

The Value of Apartment is Rs. 36,23,000/- According to Govt. Circle rate.6 & 7 % Stamp paid for the Woman and Man, on the basis of notification order No.S. V.K.N.-5-2756/11-2008-500 1165/2007 Lucknow on dated 30-06-2008 by Uttar Pradesh Government Institution finance tax and registration anubhag-5. That the both the Vendees are 50:50 shareholder in the said property.

Stamp Duty paid of Rs. 2,44,000/-

DETAILS OF PROPERTY:

The Residential Flat No. 002 on 1st Floor, consisting of one Drawing-cum-Dining Room, Three bedrooms, Two toilets, one kitchen & balconies having super area 1325 sq. ft. approximately in multi-storied building constructed on Group Housing Land in Khasra No. 1048, belongs to Khata No. 00390 and Khasra No. 1049 belongs to Khata No. 01003, known as "OFFICER'S CITY-2" Block-G in "Raj Nagar Extension", in Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, U.P. (Hereinafter called the "SAID FLAT").

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THIS DEED OF SALE IS MADE AT GHAZIABAD (U.P.) on this day of, 2020
BY

M/s VARUN BUILDTECH PVT. LTD., a company incorporated under the provisions of companies act, 1956 having its registered office at B-7, LGF, Ashoka Niketan, Delhi-110092, represented through its Director Sh. NARESH TYAGI S/o Sh. Ilam Singh Tyagi R/o A-22, Parivahan Apartment, Sector 5, Vasundhara, Ghaziabad U.P.), (hereinafter called the "VENDOR" (which expression shall unless the context otherwise requires mean and include its successors, liquidator, executors, administrator, nominee and assign)

AND

Mr. SATYANAND UPADHYAY (PANAAFPO8538A) S/o BANSI NARAYAN UPADHYAY AND SMITA UPADHYAY (PANAHGPU2303M) W/o Shri SATYANAND UPADHYAY R/o Post DUDHI VILLAGE DUMARDIHA DUMARDIHA DUDHI SONBHADRA, U.P., hereinafter referred to as the "VENDEE" (Which expression shall unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives, successors and assigns). Hereinafter the Vendor and the Vendee collectively referred as the Parties.

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Pawan Kumar Tyagi Smita

PAWAN KUMAR TYAGI





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M/s VARUN BUILDTECH PVT. LTD., purchased Free Hold Vacant Land, admeasuring 2658.60 sq. mtr. in township Known as "OFFICER'S CITY-2", situated at Raj Nagar Extension, in Village Noor Nagar, Ghaziabad (U.P.) from M/s M. R. Priview Real Tech Pvt. Ltd. a company incorporated under the provisions of companies act, 1956 having its registered office at 190, Saini Enclave, Vikas Marg Extn., Delhi-92, represented through its Authorized Signatory Sh. Rajendra Prasad Tiwari (R.P. Tiwari) S/o Sh. T.N. Tiwari R/o J-2, Mahendra Enclave, Shastri Nagar, Ghaziabad (U.P.), vide registered sale deed executed on dt. 08-08-2012 entered in book no. 1 volume no. 6134 pages no. 1 to 302 in serial no.10068 on dated 08-08-2012 in the office of Sub Registrar-II, Ghaziabad. And thereafter builder has constructed a residential group housing buildings under the name & style known as "OFFICER'S CITY-2" BLOCK-G, on the said Land.

Purmay

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Smita

PAWAN KUMAR TIWARI



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AND WHEREAS M/s M. R. Priview Real Tech Pvt. Ltd. is absolute owner and having possession of the following lands with residential usage:- (i) 12542 Sq. Mtr. Land of Khasra No. 1048, Khata No. 00390, situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad purchased from Sh. Praveen S/o Sh. Satybir & Sh. Rajendra S/o Sh. Satyabir & Smt. Bala Devi W/o Sh. Satyabir, all R/o Village Noor Nagar, Ghaziabad, vide registered sale deed executed on dt. 11-01-2011 entered in book no. 1 volume no. 4473 pages no. 269 to 1050 in serial no. 248 on dated 11-01-2011 in the office of Sub Registrar-II, Ghaziabad, and (ii) 4930 Sq. Mtr. Land of Khasra No. 1049, Khata No. 001003, situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad purchased from Sh. Sukhvir S/o Sh. Shera R/o Village Noor Nagar, Ghaziabad, vide registered sale deed executed on dt. 17-01-2011, entered in book no. 1 volume no. 4483 on pages 205 to 538 in serial no. 375 on dated 17-01-2011 in the office of Sub Registrar-II, Ghaziabad., and (iii) 285 Sq Mtr. Land of Khasra No. 1059, Situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad purchased from M/s Lotus Enterprises a partnership firm having is office at K.I-3, Kavi Nagar, Ghaziabad, vide registered sale deed executed on dt. 12-07-2012 entered in book no. 1 volume no. 6036 pages no. 399 to 428 in serial no. 8625 on dated 12-07-2012 in the office of Sub Registrar-II, Ghaziabad.

Praveen *Sukhvir* *Smider*

PAWAN KUMAR TYWARI



Smider



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And whereas under the leadership of said Company who purchased several pieces of land in Revenue village Noor Nagar, Tehsil and District Ghaziabad U.P. with the view to set up and develop thereon a Housing Scheme Township in consonance with the policy of the Government of Uttar Pradesh which has been notified vide Order No. 2711/Aath-1-05-34 vividh/2003, dated 24-12-2011 and other related Government Orders issued from time to time The license granted by the Ghaziabad Development Authority. The Said Company Is the developer and licensee under Category A vide the certificate of Registration to set up and develop the Township in accordance with the terms and conditions of the said policy and any other condition imposed by the Ghaziabad Development Authority.

And Whereas the Detailed Project Report (DPR) Revised Detailed Project Report of the Township of the consortium has been sanctioned by the Ghaziabad Development Authority. And issued Completion Certificate by GDA, vide Letter No. 301/Parvartan Zone-1/2020, Dated 02-03-2020.

And whereas the Company developer is to set up and develop the residential building/complex known as "OFFICER'S CITY-2", BLOCK-G, situated at SAID LAND, which is freehold land.

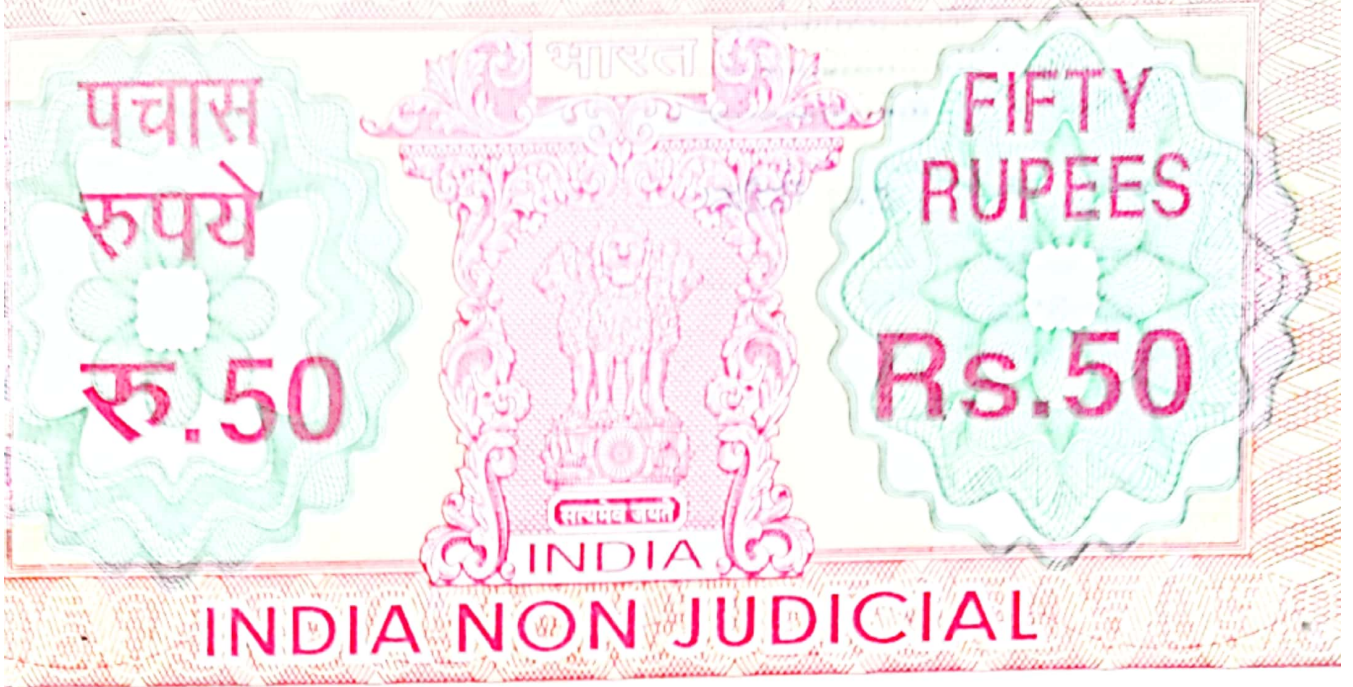
AND WHEREAS the Vendor has further clarified to the Vendee that multi-storied residential Flat buildings have been constructed under the name and style of known as "OFFICER'S CITY-2" on the developed land in accordance with the Plans sanctioned by the Ghaziabad Development Authority and the Vendor has represented to the Vendee that the vendor clear and marketable title in respect of the said Flat and have full right, power and authority to sell and transfer the said Flat.

Arjun

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Sarita

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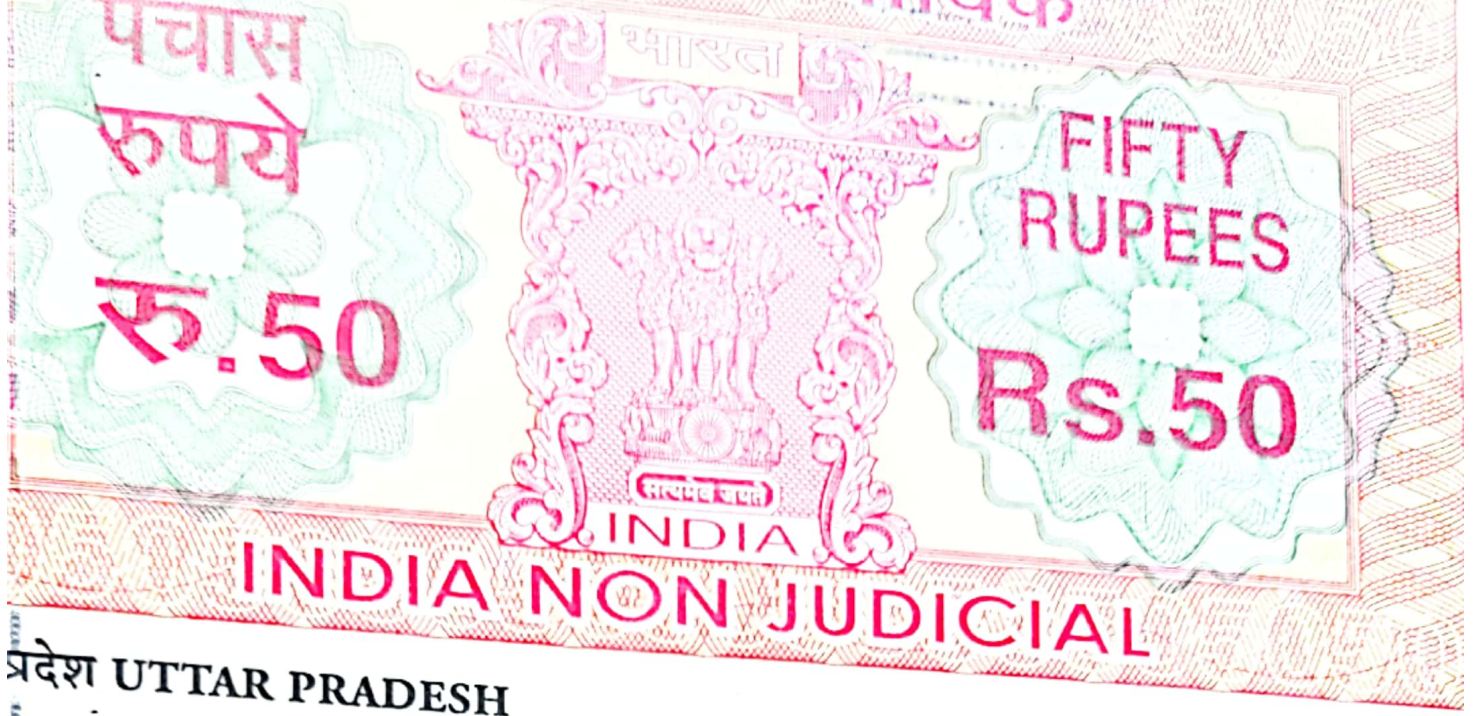
AND WHEREAS the Vendee has seen all documents of titles, other relevant papers/documents etc. pertaining to the said land/complex of Group Housing LAND building plans & construction of Flat Buildings thereon and has fully satisfied himself/herself/themselves about the authority, power, right & title of the Vendor and signed the Allotment Letter with the Vendor and in pursuant whereto the Vendor has agreed to sell and the Vendee has agreed to purchase the said Flat.

AND WHEREAS the Vendor has represented to the Vendee that the said Flat which is being sold to the Vendee is free from encumbrances and the Vendor hold good and marketable right to convey, transfer & sell the said Flat.

AND WHEREAS the Vendee confirms that they have verified the description, physical condition of the building in which the said Flat is situated, the said Flat, the size, dimensions of the said Flat and the rooms etc. therein and other physical characteristic thereof and fully satisfied for the same.

And, Whereas, as per the Layout Plan it is envisaged that the Flats on all floors shall be sold as an independent Dwelling with impartiable and undivided share in the land area underneath the plot; as well as the passage, stairs and corridors, overhead and under-ground water tanks and other common facilities, if any, for the Dwelling Unit(s) to be used and maintained jointly by all the Vendee(s) in the manner hereinafter mentioned and further, no Construction shall be permitted on the Terrace to the Vendee(s). However, the company shall have the right to explore the terrace in case of any change in the F.A.R., carry out construction of further Flats in the eventuality of such change in the F.A.R.

AND WHEREAS the Vendee has agreed to bear all the expenses for completion of the sale of the said Flat including cost of stamp duty, registration fee etc., as per applicable law, rules and regulations.



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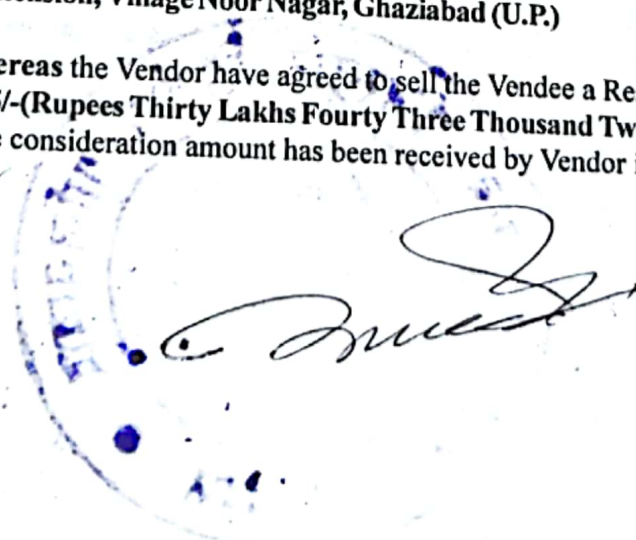
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AND WHEREAS the parties hereto are now desirous of executing this Sale Deed for conveying ownership right, title and interest in the said Flat to the Vendee.

AND WHEREAS there is apprehension in relation to payment of Trade Tax and Service Tax pursuant to the Order of the Hon'ble Supreme Court, and as such in the event it is decided by the Hon'ble Supreme Court and any other order passed in future by the Government/Statutory or any other local authority(ies) that the Vendor (Builder) can be treated as contractor of the Vendee and liable to collect Trade Tax and Service Tax and GST from the Vendee and deposit the same with the appropriate authorities, then in that event the Vendee shall be liable to pay and discharge the same immediately upon demand of the Vendor. The Vendee hereby agrees to make payment of the same and shall at all time indemnify and keep harmless the Vendor in this regard and any such amount of tax will be a lien upon the said Flat. And Whereas the Vendor is the absolute owner of Residential Flat No. 002 on 1st Floor, in multi-storied building Constructed on Group Housing LAND known as "OFFICER'S CITY-2", BLOCK-G in Raj Nagar Extension, Village Noor Nagar, Ghaziabad (U.P.)

And Whereas the Vendor have agreed to sell the Vendee a Residential Flat for a consideration of Rs. 30,43,275/- (Rupees Thirty Lakhs Fourty Three Thousand Two Hundred and Seventy Five only) and this entire consideration amount has been received by Vendor in full and final settlement of said Flat.

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Note:-

DESCRIPTION OF PROPERTY/FLAT:-

Description of Flat sold to Vendee falls under the registration of Tehsil & Distt. Ghaziabad (U.P.) bearing Residential Flat No. 002, on 1st Floor, Block-G, "OFFICER'S CITY-2" super area 1325 sq. ft. (layout is attached as annexure) sold by this deed with undivided interest in land equally divided in Flat owners on the basis of area of Flat since construction of Flats have been done on multi-storied. It is not possible for Vendor to earmark the particular area of Flat.

NOW THEREFORE THIS SALE DEED WITNESSETHAS UNDER:-

1. That in consideration of the amount specified hereinabove of the said Flat which as been paid by the Vendee and received by the Vendor in advance on or before execution of this deed, the Vendor do hereby transfer by way of sale the said Flat and the both the Vendor and the Vendee accepts that aforesaid consideration is for the total "Super Area" which comprises the covered areas and facilities such as area under stair cases, lifts, entrances and exits of the building, water supply arrangement including overhead & underground tanks and installations such as power, light, sewerage etc. and also including all easement rights attached to the said Flat. However, it is admitted, acknowledged and so recorded by and between the parties that all other rights except what have been mentioned above, lies with the Vendor i.e. to carry out further construction in case of any change in the FAR, open spaces, parking spaces, (except what has been conveyed herein) or tot-lots, public amenities, and other facilities and amenities will be the sole ownership of the Vendor who will have the full authority and power to use and/or transfer the same in any manner whatsoever and this Sale Deed is executed for the said Flat of which the Vendor have received all and full consideration of the sale price. The sale price is calculated on the basis of its super area. It is agreed between the parties that car parking space/any parking space, club area are not part of the common area and facilities of the said Flat.

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2. That the Vendor has handed over actual physical possession of the said Flat to the Vendee at the time of execution of this Sale Deed and the Vendee hereby confirms to have taken over possession of the said Flat from the Vendor.
3. That upon taking over possession of the said Flat the Vendee shall have no complaint or claim against the Vendor as to any item or work, quality of work, material, area/size of Flat or on any other ground whatsoever.
4. In case, the Central Government, State Government or any other Local Authority, Department imposes any service tax, trade tax, property tax, house tax, water tax, sewer tax, rate, charges, fee, cess, levy, metro cess etc. upon the said Group Housing LAND, and construction thereupon, in future, retrospectively or prospectively, will be the liability of the Vendee to pay the same in proportion to the super area of the said Flat and in case any such demand of service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee cess, levy, metro cess etc. is/are paid by the Vendor, the proportionate amount thereof will be payable and be paid by the Vendee and any default by the Vendee in making such payment in time would constitute a lien upon the said Flat.
5. The Vendee has agreed and understood that the vendor and/or its nominee company may at their sole discretion and subject to such Government approvals, as may be necessary, enter into the arrangement of generating and/or supplying power to the various buildings of "OFFICER'S CITY-2" BLOCK-G, including that the building/complex in which the vendee is owning the said Flat. In such an eventuality the vendee fully concurs and confirms that they shall have no objection to such arrangement for generating and/or supply of power but also gives complete consent to such an arrangement including it being an exclusive source of power supply to the various buildings or to the Vendee directly and has noted the possibility of its being to the exclusion of power supply from UP. Power corporation Ltd./Any competent authority. It is further agreed by the vendee that the vendor or its nominee company shall have the sole right to select the site, capacity and type of the power generating and supply equipment/plant as may be considered necessary by the vendor or its nominee company in their sole discretion from time to time.

Arjun

Arjun

Savitri

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6. It is agreed and confirmed by the Vendee that the Vendor or its Agents shall have the right to fix and decide the electricity tariff and realize the electricity charges as per the norms and guidelines of the U.P. Electricity Regulatory Commission/U.P. Power Corporation Ltd. Also that Vendor or its Agents shall have the right to fix the tariff for the power back-up generation of electricity after considering the cost of fuel, maintenance, accessories, wear & tear, spare parts etc. and shall be binding on the Vendee. The Vendee agree and confirm that he/she/they will pay the tariff to the Vendor or its Agents directly for consuming the power so supplied but shall have no ownership right, title or interest in the equipments so installed by the Vendor or its Agents. The Vendee also confirm that he had understood that such power generating and/or supplying equipments may give inconvenience to the Vendee during its operation and the Vendee has no objection to the same. The obligations to pay the tariff shall remain with he Vendee to be paid forthwith as per demand. The Vendee further specifically agrees not to raise any dispute with regard to such arrangement either with regard to installation of DG Sets/Power Generating Equipments or payment of tariff at any time whatsoever. This clause shall survive with the Conveyance of the said Flat or any subsequent sale/re-sale and/or Conveyance thereof.

7. That the Vendee shall have no right, title or interest in any form or manner in the land earmarked for shops, commercial premises, club constructed or to be constructed.

8. That all taxes such as House Tax, Water Tax, Sewerage Tax, Electricity charges or any other Taxes or charges to Ghaziabad Development Authority, Ghaziabad Nagar Nigam, Uttar Pradesh Power Corporation Limited or any other Competent Authority/Department/the Vendor shall be payable and be paid by the Vendee.

9. That the Vendee or Occupier of the said Flat shall not put up any name or signboards, neon lights, publicity or any kind of advertisement material, hoarding, hanging of cloths etc. on the external facade of the Building or anywhere on the exterior or the common areas or on the roads of the Complex / Township.

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10. That the Vendee shall not use the said Flat, so as to cause any blockage or hindrance or nuisance of any nature whatsoever, to any of the Flat owners in the Complex, common passage, terraces or common areas and facilities of the Building. The Vendee shall not keep or store any chemical, combustible or hazardous goods in the said Flat.

11. That the Vendees shall use the said Flat for residential purposes only. However, if the Vendee use or permit to use of the said Flat for any purpose contrary to the permissible use, then in that event, the Vendor and/or its Maintenance Agency/its other Agents and/or the Association of the Flats Owners shall be entitled to take action in accordance with law.

12. That the Vendee shall keep the said Flat, the walls and partitions, sewers, drains, pipes and appurtenance thereto in good condition so as to support, shelter and protect the parts of the Buildings even other than the said Flat and shall abide by all laws, guidelines, bye-laws, rules & regulations of the State Government, Central Government, Ghaziabad Development Authority, Municipal Authorities and/or any other Authorities/ Local Bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws and /or rules and regulations.

13. That the Vendee shall not do or permit anything to be done in or about the said Flat which may tend to cause damage to any flooring or ceiling or any Flat over, below or adjacent to the said Flat or in any manner interfere with the use thereof or of spaces, passage or amenities available for common use. The Vendee hereby indemnify(ies) the Vendor against any penal action, damages or loss due to misuse for which the Vendee shall be solely responsible.

14. That the Vendee shall not change or cause to be changed any structure of the said Flat or any portion thereof and shall also not make or cause to be made any additions or alterations in the same or any part thereof, so as to cause blockage in any passage, verandahs, terraces etc. In the event of any non-compliance on this account, the Vendor shall be entitled to remove the offending structure/nuisance at the cost of the Vendee and claim all costs on this account from the Vendee.

15. That the Vendee shall not remove any common walls of the said Flat including the load bearing walls and the partition walls / structures common between the Vendee and the adjacent Flat holders. As there

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are hid-den RCC Columns & RCC shear Wall supporting whole structure, so no change is allowed.

16. That the Vendee shall have no objection and shall not make any claim against the Vendor or its agents, lessee, licensee etc. if any part of the top roof terrace on/above the top floor of any of the Buildings is given on lease or hire by the Vendor or its agents for installation of hoardings, sign boards, antenna, satellite dishes, communications towers and equipment, advertisement purpose which does not form a part of the Flat area paid for by the Vendee, in the Complex/Township.

17. That it has been agreed between the Vendor and the Vendee that save and except in respect of particular Flat hereby acquired by them, The Vendee has no right, title, interest & claim of any nature or kind except the right of ingress and egress in respect of all or any of the common area such as roads, lobbies, stair case, corridor etc. The common areas, parks & roads shall remain undivided and neither the Vendee nor any other person shall take any action for partition or division of any part thereof and any covenant to the contrary shall be void.

18. That terrace, roof, parapet walls, ground floor, basements, open common areas and other space under ground floor and all open space in front of the buildings and all unsold spaces shall continue to be property of the Vendor and who shall be entitled to use or deal with for any purpose whatsoever. Any Flat owner or Associations of Flat owners will not be allowed for any type of encroachment/construction or claim on the above said area of the Complex and Township including roads & lobbies.

19. That Vendor shall be entitled to obtain the refund of various securities deposited by them during or before construction of the buildings in the Flat and Township with various Government, Local Authorities and Departments for electric, water & sewer connections etc.

20. No parking of Car/Vehicle is allowed inside the Complex except those Vendees, who have reserved the Car Parking Space. Two wheeler, scooter, motor cycle, cycle or any vehicle will be parked within same parking space allotted to the Vendee, no other places will be provided /allowed for the same. The Vendor also reserves its right to allot the un-allotted parking spaces in future after handing over the maintenance of the Complex to the Flat Owners Association (AOA) of Ownership/Allottees of the Flats. Any Welfare of Residents or of the Owner/Occupiers of the Flat etc. shall not have any right over the

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un-allotted parking spaces.

21. The Vendee agrees that he/she/they will have to allow sweepers/maintenance staff etc. to enter in his/her/their Flat/duct etc. for cleaning/maintaining/repairing of the pipes/leakages/seepage in the said Flat or any other Flat.

22. The Vendee agrees that he/she/they will bear the cost & expenses for repairing any damages in the toilets/bathrooms/any other part of the other Flat caused due to his negligence or willful act. The Vendee will be liable & responsible for any damage to any equipment in the Complex. i.e. lift, fire fighting equipment, motor panels, water pumps or any other item if it occurs due to his/her/their negligence malfunctioning or willful act.

23. In case Flat Owners Association take over the maintenance of the Building Complex where the said Flat is situated then in such case the following will be handed over to the new maintenance body/Flat Owners Associations :-

a. All existing lifts, corridors, passages, parks, underground and overhead water tanks, fire fighting equipment with motors and motor room belongs to Complex only.

b. Electric supply distribution system belongs to the Complex with all liabilities & responsibilities.

c. Security Gates & lift's machine rooms at terrace without terrace rights.

(All open space in the Building/Complex such as club, party, hall, basements, swimming pool with changing rooms, unsold parking, un-allotted parking spaces, any office premises, store-rooms, storage and any rooms etc. will remain the property of the Vendor).

24. The Vendee shall not be permitted for closing of verandah, lounges, balconies, common corridor, keeping flower pots/any other thing creating hindrance, even if particular floor/floors are occupied by the same party.

25. That Vendee shall not be permitted to make any alterations in any elevations and outside color scheme of exposed walls of verandah, lounges or any external walls or both faces of external doors and windows of the said Flat acquired by him/her/they which in the opinion of the Vendor/its Agents differs from the color scheme of Complex.

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उत्तर प्रदेश UTTAR PRADESH

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26. That the Vendor covenants with the Vendee that they shall peacefully hold and enjoy the said Flat without any interruption by the Vendor or by any person claiming under the Vendor. The Vendee shall have the right to sell or rent the said Flat subject to the prior NOC from all existing Maintenance Agencies.

27. That the Vendor has presently taken single point electric connection from SAID COMPANY which has in turn taken for the township from Uttar Pradesh Power Corporation Limited which will be distributed to all the Flats buyers including the vendee through separate meters as per prepaid system. All expenses regarding electric meter and other charges, if any will be paid by the vendee through prepaid coupon.

28. The Vendee shall also be liable to pay regularly on demand or through prepaid system to the Vendor/ its nominated Agency the following charges

i) **Flat Maintenance Charges:** These charges relate to maintenance of various services and facilities in the Township "OFFICER'S CITY-2" Block-G at Raj Nagar Extension, village Noor Nagar, Ghaziabad till the maintenance thereof is handed over to the local authority for maintenance.

(ii) **Building/Complex Common Area Maintenance Charges :** These charges shall include the following :-

a) Internal roads within the Building/Complex;-

b) Open Spaces within the boundary wall of the Building/Complex such as landscaping, electrification, water supply system, sewerage and other related services etc. within the boundary wall of the Building/Complex.

(iii) **Energy Charges :-** Relate to the supply of electrical energy to the said Flat occupied by the Vendee.

29. The Vendee agrees to this that in case of further sale/change in ownership of his/her/heir Flat a prior NOC in writing from a existing maintenance bodies/agencies are required to be obtained by the Vendee for transfer/sale of Flat for the clearance of maintenance dues/any other dues. All the terms and condition will be binding on the successors/subsequent owner/user of the Flat. If transfer/sale/change in ownership is effected without NOC then all the dues will be paid by the new Owner.

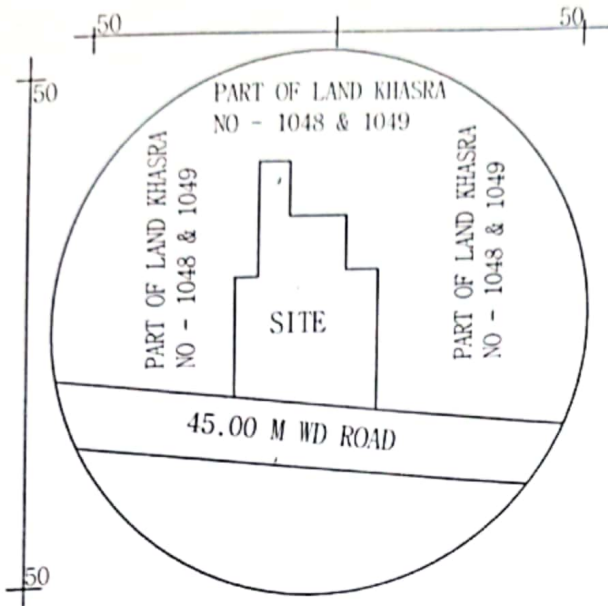
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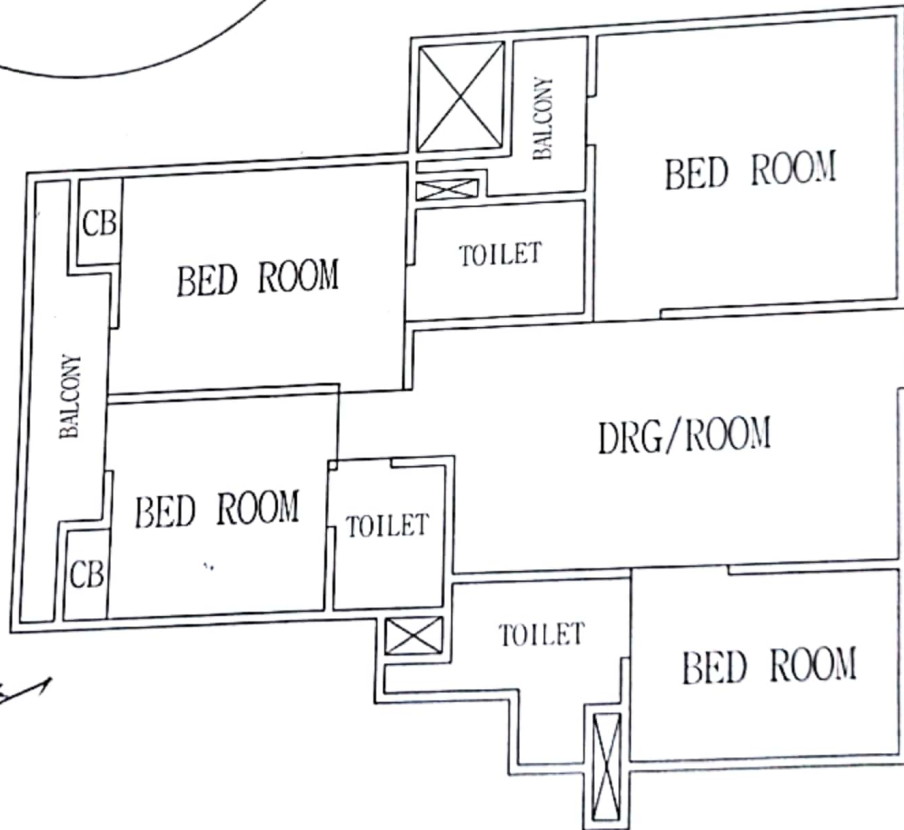
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SITE PLAN OF FLAT NO - 002, FIRST FLOOR,
 ON PLOT NO - 31, KHASRA NO - 1048 & 1049
 IN " OFFICERS'S CITY -2 " BLOCK-G, RAJNAGAR EXT.
 VILLAGE NOOR NAGAR PARGANA LONI TEHSIL & DIST. GHAZIABAD

SUPER AREA :- 123.092 SQ.MT
 COVD AREA :- 79.429 SQ.MT



Primes
 I - PARTY



ENT.

Primes
 II - PARTY

Smity

FIRST FLOOR

P.K. ANAND
 G.D.A.- L.I.C., 1180
 ANAND & ASSOCIATES
 ARCHITECT & ENGINEER
 GHAZIABAD

BASED ON DRG. SUPPLIED BY OWNER :-

भारतीय गैर न्यायिक

भारत INDIA

RESERVE BANK OF INDIA
भारतीय रिज़र्व बैंक

₹ 500

6 OCT 2020

TREASURY OFFICER

पाँच सौ रुपये



सत्यमेव जयते

FIVE HUNDRED
RUPEES

Rs. 500

INDIA NON JUDICIAL

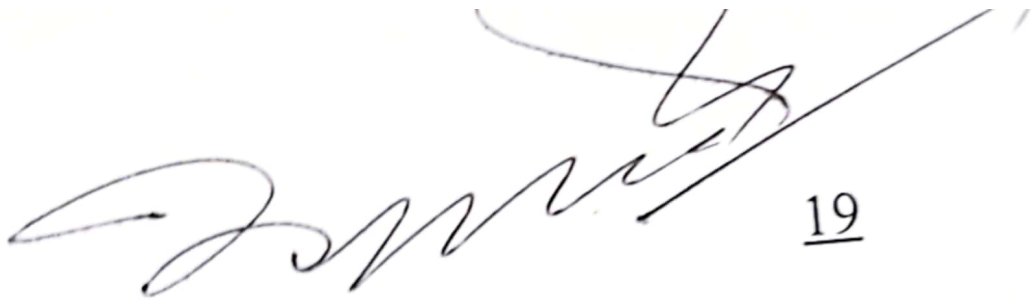
AH 314872

उत्तर प्रदेश UTTAR PRADESH

30. The contents of the said Flat along with the connected structural part of the building shall be insured by the Vendee at his own cost against the fire, earthquake etc. The Vendor after handing over the possession of the said Flat shall in no way be responsible for safety, stability etc. of the structure. All charges towards insurance will be paid by the Vendee either by him individually or through society/association collectively if so formed.
31. That the Vendee agrees and confirms that all the obligations arising under this Sale Deed in respect of the said Flat/Building/land/ Complex/Township shall equally be applicable and enforceable against the Vendee, Occupier and subsequent purchasers of the said Flat as the said obligations go with the said Flat for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regards.
32. That the Vendee hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by any Competent Authorities/Departments/Courts and that the Vendee shall indemnify the Vendor for any liability and/or penalty in the behalf.
33. That all recital of this Sale Deed along with the annexure hereto shall form a part and parcel of this instrument of sale and shall be binding on the parties hereto. That if any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to confirm to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
34. That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the Vendee and the Vendee will be responsible and liable for paying under stamp, deficiency in stamps and valuation of the said Flat for the stamp duty. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/Concerned Authority along with consequent penalties and deficiencies and interest as may be levied/ imposed in respect of the said Flat and the Vendor shall not be liable & responsible to pay the same.

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[Signature] *[Signature]*



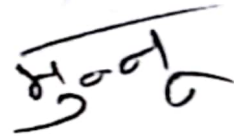
35. That the High Court of Allahabad and the Courts subordinate to it in all matters arising out of or touching and/or concerning of the said Flat written in this Sale Deed is also shown in the map of the said Flat. Note:-The said Flat written in this Sale Deed is also shown in the map of the said Flat. Advocate/Deed Writer has not seen/visited the site & has prepared the same as explained by both the vendor and vendee.

WITNESSES:

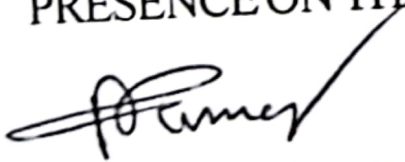
1.
Rahul Kumar S/o Bhagwan Singh
R/o Village Khera Pilkhuwa, Hapur
Aadhar 6493 2666 6603



2.
Mannu Singh S/o Shri Krishan
R/o 53, Duhai, Ghaziabad
Voter ID ZMR0812305



IN WITNESS WHEREOF THE VENDOR AND THE VENDEE HAVE
PRESENCE ON THE DATE MENTIONED ABOVE:



VENDOR

Drafted by -:

